

#### A. MASTER PLAN REDEVELOPMENT GOALS

In developing the Alexander Street Master Plan, the City established development and community goals that directed and informed the planning process. These goals stem from the City's intent to revitalize its Hudson River waterfront and downtown districts. The goals were aired at several public meetings and have been refined accordingly.

Through the implementation of the Alexander Street Master Plan, the City intends to:

- Create a vibrant new waterfront neighborhood of residences, businesses, and open spaces.
- Provide public access to the Hudson River along the entire 1.3 mile waterfront.
- Improve and enhance existing City parks and amenities, including Trevor Park and JFK Marina Park.
- Strengthen Yonkers as a place to live, visit, and work.
- Improve linkages between the Master Plan Area and surrounding neighborhoods.
- Improve vehicular access and circulation within the Master Plan Area and between it and the surrounding neighborhoods.
- Promote a pedestrian- and cyclist-friendly streetscape.
- Enhance access to JFK Marina Park and provide additional boating resources.
- Maintain and improve public views of the Hudson River consistent with a level of development necessary to support infrastructure and other public amenities.
- Develop a variety of housing with convenient access to goods and services, and public transit.
- Promote environmentally sensitive design to minimize impervious surfaces and improve habitat function.
- Consider adaptive reuse of buildings with historic significance and/or unique features.
- Provide adequate infrastructure support, including wastewater treatment, water supply, parking, and roadway capacity.

The design approach derived from these goals is as follows:

- Creation of interconnected public places forming to the extent possible, a continuous public esplanade along the Yonkers shoreline;
- Establishment of a residential neighborhood with connections to existing neighborhoods, the waterfront, and Yonkers' commercial district;
- Provision of off-street parking for residences, employees, and commercial patrons and convenient on-street parking for visitors;
- Creation of a variety of water-dependent and water-related recreational uses;

- Maintenance of visual connections from the upland community through buildings constructed on the site to the Hudson River and the Palisades; and
- Establishment of direct connections between the existing train stations and new development.

## **B. GUIDING PRINCIPLES**

In addition to the overall goals, the City established a set of guiding principles intended to provide shape and form to the physical elements of the Alexander Street Master Plan. These principles are intended to create a physical planning framework for future redevelopers to follow. In doing so, the Master Plan will be implemented in a way that is consistent with the City's goals. The guidelines are primarily aimed at providing access to the Hudson River and its shoreline; improving movement and circulation in to, out of, and within the Master Plan Area; capitalizing on important existing site features; maintaining views of and across the Master Plan Area; and, to the extent practicable, enhancing and maintaining the character of the surrounding neighborhoods. These factors are more fully discussed below.

### **ACCESS TO THE HUDSON RIVER AND ITS SHORELINE**

The City intends that the redevelopment of the Alexander Street Master Plan Area include unencumbered and openly accessible public parkland along the entire Hudson River waterfront. Further, the City of Yonkers intends that the Master Plan's new shoreline open space be fully continuous with the public esplanade to the immediate south of the Master Plan Area. Public access is intended to provide all people with the opportunity to visit and enjoy the river's shoreline and to launch kayaks and canoes, as well as larger boats needing trailers or travel lifts at designated public marina sites. The intent is to provide as many places and venues as possible within the overall redevelopment plan for this access to be available. Therefore, a fundamental objective of the Master Plan is enhanced and new public access to the Hudson River and its shoreline. The Master Plan reserves land along the water's edge for parkland.

A public access objective the Master Plan aims to achieve is to increase the public's opportunity to visit the Hudson riverside, see the river, and experience it close-up, from the riverbanks. With the exception of the naturalized waterfront at the Beczak Environmental Education Center and the bulkheaded waterfront at JFK Marina Park, no such access exists anywhere in the Alexander Street Master Plan Area. The Master Plan intends to rectify this paucity of access opportunities by providing New York State's fourth most populous city with abundant, well-designed, safe, and above all, *public* waterfront access.

The Master Plan contemplates marina development at select sites to be associated with residential and commercial development activities. The City recognizes that certain security and safety considerations may limit complete public access to developed marina areas. As discussed further in Chapter 4, the Master Plan, includes guidelines designed to ensure that marinas are designed in a manner that guarantees public access along the entire length of the waterfront.

### **ACCESS TO THE MASTER PLAN AREA**

Another key objective of the Alexander Street Master Plan is to increase public access by foot and by vehicle into and within the Master Plan Area. The City of Yonkers recognizes that existing public transportation access to the Alexander Street Master Plan Area is limited, and the

City of Yonkers views this as a limitation on its redevelopment potential. As a result, the Master Plan attempts to enhance opportunities to enter and leave the area.

Currently, the Master Plan Area is accessible via four public streets: Ashburton Avenue, Babcock Place, Wells Avenue, and JFK Memorial Drive. These four roadways are limited in the degree to which they can be altered to increase or redirect traffic flows into and out of the Master Plan Area. Ashburton and Wells Avenues enter the area via underpasses beneath the railroad tracks, thereby presenting both vertical and horizontal alignment limitations. Babcock Place and JFK Memorial Drive enter the area by way of overpasses over the railroad. JFK Memorial Drive accesses and dead-ends in JFK Marina Park, which is not accessible from any other point of land. Several new roadways and transportation infrastructure improvements are planned for the area to increase access and improve circulation. These improvements are discussed in Chapter 4.

The City of Yonkers also recognizes the advantages of the Master Plan Area's location with respect to the region's commuter rail system. The Alexander Street Waterfront Area is flanked to the north and south by Metro-North Railroad stations that provide easy access from the waterfront to New York City. A guiding principle of the Master Plan is to encourage a development pattern and circulation system that maximizes access to and use of the railroad connections to enable Yonkers residents easy access to jobs elsewhere, and to make it easy for visitors to access Yonkers' waterfront amenities. Building residential density into the Master Plan ensures that people live near commuter rail stations, thereby reducing the necessity for new residents to rely on automobiles for transport to jobs, entertainment, and shopping.

Similarly, the City of Yonkers' emphasis that the redeveloped area and its open spaces be fully accessible to Yonkers residents is reinforced by the Master Plan's intention to require pedestrian connections with the existing residential neighborhoods to the east of the Master Plan Area. Roadway access where it currently exists should be enhanced, while new public pedestrian and vehicular access is to be established across the Point Street Bridge and through connections at the Glenwood railroad station, and through JFK Memorial Park. The City of Yonkers also intends to improve the pedestrian environment within the Master Plan Area by incorporating safe sidewalks and pedestrian crossings throughout the area.

## **VIEWS OF AND ACROSS THE MASTER PLAN AREA**

The City intends to maintain, to the extent possible, views of and across the Alexander Street Master Plan Area that are available to the general public.

Due to the elevated topography inland and to the east of the Alexander Street Master Plan Area, publicly accessible view corridors into and through the area to the Hudson River and the Palisades beyond generally follow the roadways running perpendicular to the Hudson River. These view corridors include Ashburton Avenue, Babcock Place, Lamartine Avenue, Union Place, Gold Street, and Point Street (see Figure 3-1).

Publicly available views from within the area include vantages from Habirshaw Park, the Glenwood and Yonkers station railroad platforms, and JFK Marina Park. In addition, there are numerous private views across the site from many vantages scattered throughout the residential neighborhoods to the east.

The City acknowledges that the existing Alexander Street development pattern is characterized by relatively low-rise structures and recognizes that redevelopment according to this plan will

Master Plan Area Boundary

View Corridor

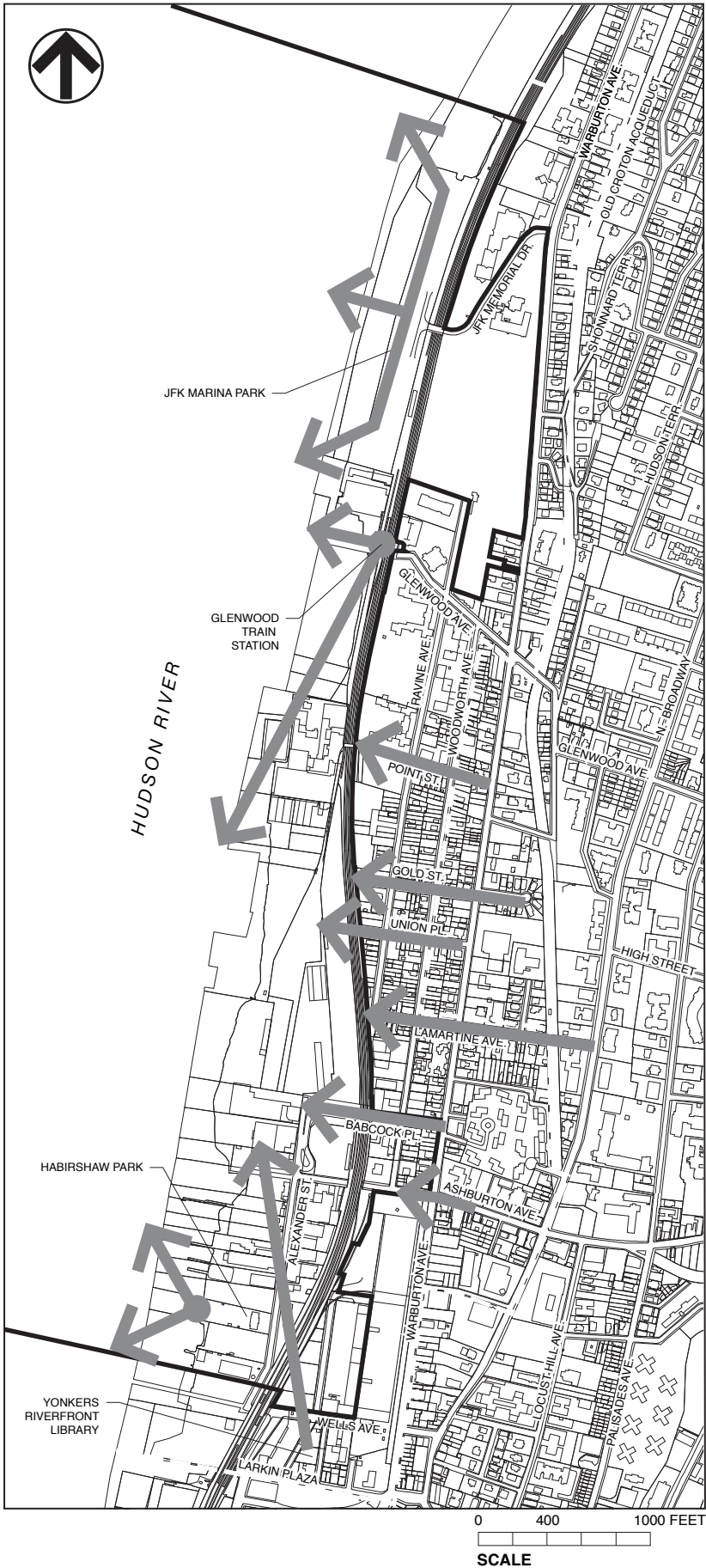


Figure 3-1  
View Corridors

involve placing new and higher buildings in the Alexander Street Waterfront Area. As a consequence, the City acknowledges that many peoples' views will change: the new buildings will be visible to many people and will affect existing views of the Hudson River from many vantage points. Regardless of this Master Plan, however, existing zoning permits building heights and densities that would also enable new construction to similarly affect views while fully conforming to zoning district regulations. While the overall heights permitted by this Master Plan may be higher than those permitted under existing zoning, the Master Plan includes design guidelines that limit the height of base buildings in which parking structures would be located. The Master Plan also requires that residential towers be oriented perpendicular to the Hudson River to allow views between the towers. Existing zoning provides no such viewshed protections.

On balance, the City believes that the redevelopment activities provide an overwhelming enhancement to the visual experience of Yonkers residents by enabling the public full and unimpeded access to the Alexander Street waterfront shoreline. While it is recognized that some public and private views of the river will be blocked, the trade-off of constricting inland view corridors in exchange for unfettered public viewing access is made possible by vastly enhanced opportunities to visit the waterfront. \*